

Key: 3878

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.942

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PAPANTONIADIS PROPERTIES LLC 212 TEMPLE ST WEST ROXBURY, MA 02132				19.4-261-0				205 MAIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
PAPANTONIADIS PROPERTIES				06/18/2021	QS	600,000		34223-76			
205 MAIN STREET LLC				09/12/2016	U	500,000		29924-319			
TSONIS FOTINI				02/12/1998	O	95,000		11221-182			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3260	100	EATING/DRK ESTABLISH			6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-20-38	06/10/2020	13	OTHER	8,000			100	100
B-20-82	05/07/2020	3	ALT/RENO	50,000	06/13/2023	TL	50	90
17964	11/27/2017	2	ADDITIONS	21,000	06/13/2023	TL	100	100
		12	CYCLICAL		07/27/2017	BC	100	100
17014	01/05/2017	3	ALT/RENO	80,000	03/09/2021	RP	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	15,180	C-4	1.00	100	387,175	1.71	A	1.00	65	0.85	231,100

TOTAL	15,159 SF	ZONING	4	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE	LAND	231,100	222,200			
Infl1	AVG		BUILDING	344,400	318,500			
N_Index	AVG		DETACHED	15,200	14,100			
			OTHER	0	0			
			TOTAL	590,700	554,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SP2	V	1.30	30 0.70	5X10	2000	50 141.31	4,900
PAV	+	1.10	30 0.70			10,236 1.32	9,500
W06	A	1.00	50 0.50			208 7.40	800



BUILDING	CD	ADJ	DESC	MEASURE	6/13/2023	TL
MODEL	5		CIM-5	LIST	7/16/2019	EST
STYLE	39	1.26	RESTAURANT [97%]	REVIEW	6/13/2023	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	3	1.01	FR W/ VENEER [100%]			

YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	1,980	DETAIL ADJ	2.819
\$NLA(RCN)	\$229	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
% HEATED	100	1.00	
% AIR COND	100	1.03	
% SPINKLERS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	12	BRICK VENEER	1.05
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	6	OTHER	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.00
FUEL SOURCE	2	GAS	1.00
NAF	220	220	2.20

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNF	528		18.40	9,715
+	BAS	L	BASE AREA	1,920	1940	217.19	417,005
C	BAS	L	BASE AREA	60	1940	217.18	13,031
D	CLR	N	COOLER	308		28.30	8,716
	FRZ	N	FREEZER	120		39.60	4,752

TOTAL RCN	453,219	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	V	
CDN/APP	V	
EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$344,400	

